

For Sale | Development Site in Horseshoe Bay

CBRE

Prime Development Site Located in the Heart of Horseshoe Bay

6417 Bruce Street
WEST VANCOUVER



The Opportunity

CBRE is pleased to present 6417 Bruce Street, a mixed-use development property located in the heart of Horseshoe Bay. The property is currently improved with a paved parking lot, providing holding income, and is designated for additional density as outlined in the Horseshoe Bay Local Area Plan. The location on Bruce Street is one lot in from Royal Avenue and is designated as ‘Village Heart’ which supports active commercial at grade and residential uses above. The Village Heart designation outlines a maximum of 4 stories and a 2.00 floor space ratio. The location benefits from the recent investment in Horseshoe Bay by the municipality to upgrade the waterfront park and the area will see future investment as BC Ferries is planning a complete renewal of the ferry terminal to increase efficiency.

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West Vancouver



PROPERTY HIGHLIGHTS

- + Ideally located development site in the heart of Horseshoe Bay on Bruce Street right off Royal Avenue
- + 12,200 sq. ft. site with a maximum floor space ratio of 2.00 as outlined in the Horseshoe Bay Local Area Plan
- + The Horseshoe Bay park revitalization, which was completed in 2023, has increased the desirability of Horseshoe Bay and brought more foot traffic to the area

PROPERTY DETAILS

CIVIC ADDRESS	6417 Bruce Street, West Vancouver
PID	014-049-392, 014-049-406
SITE DIMENSIONS	100 FT. x 122 FT.
SITE SIZE	12,200 SQ. FT.
CURRENT ZONING	CR3
PROPERTY TAXES	\$28,519.44 (2024)
LAP DESIGNATION	Village Heart
FLOOR SPACE RATIO	1.75 - 2.00 FSR
TENANCY DETAILS	3 year Impark contract expiring May 31, 2028 (includes a 3 month termination clause)
NET INCOME	Contact Listing Agents

ASKING PRICE
Contact Listing Agents

Development Potential

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LAP DESIGNATION

Village Heart



SITE SIZE

12,200 SQ. FT.



ALLOWABLE HEIGHT

3-4 storeys



MAX. FLOOR SPACE RATIO

1.75 - 2.00 FSR



POTENTIAL DENSITY

24,400 SQ. FT.



Click For Local Area Plan



Horseshoe Bay
Local Area Plan and Design Guidelines

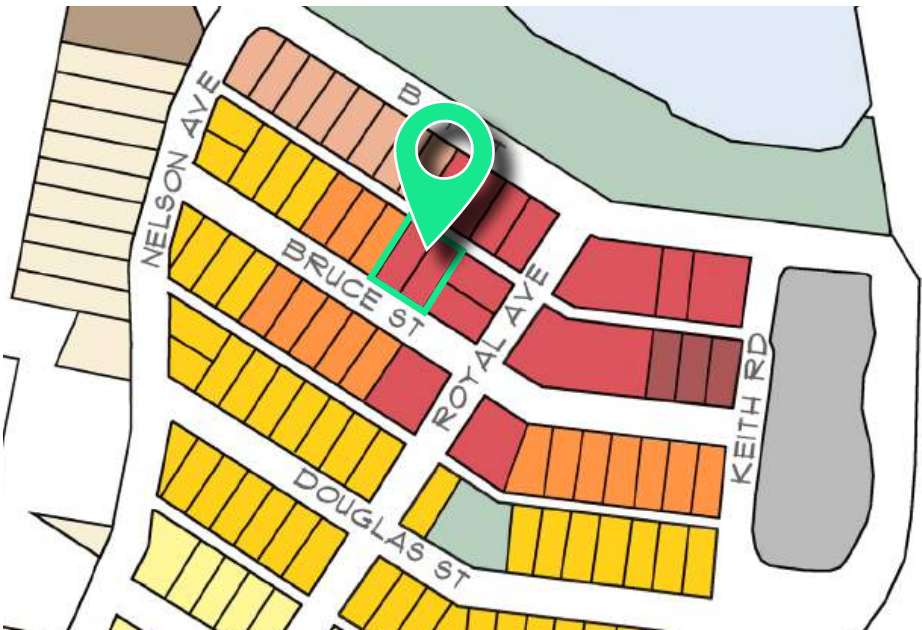
LAP VILLAGE HEART DESCRIPTION

Horseshoe Bay's vibrancy is best served by a mix of uses and range of building forms. New buildings will augment those existing in the Village by contributing to greater diversity. Village designations are listed by intended use and specify floor space ratio (FSR) and height:

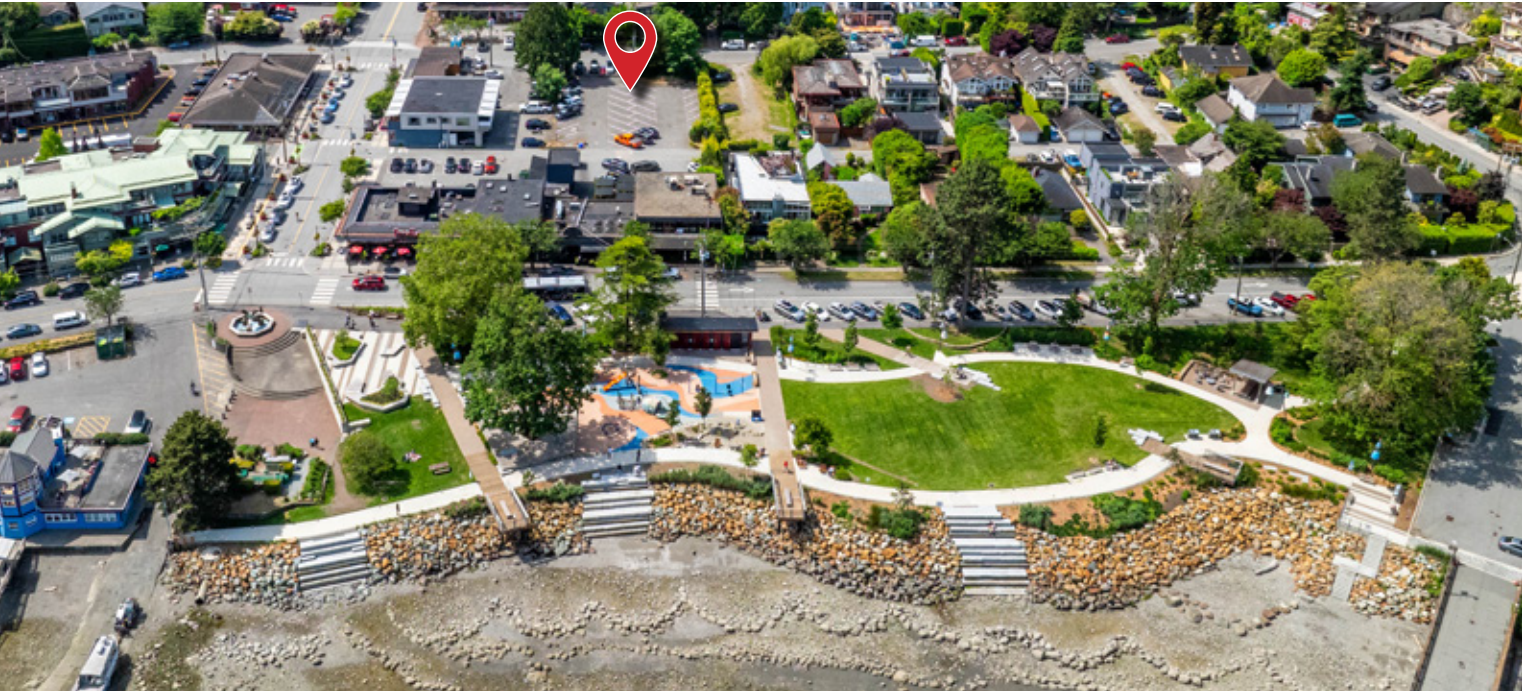
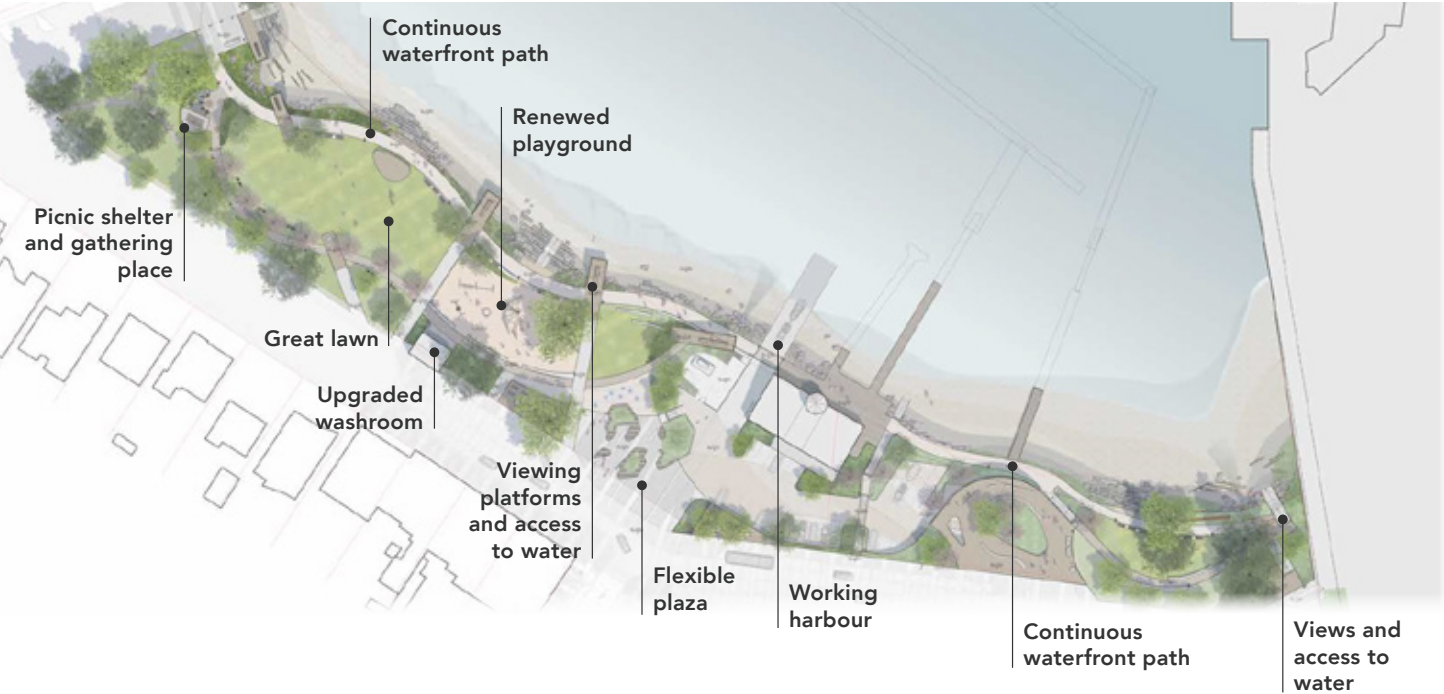


Extending out from the intersection of Bay Street and Royal Avenue, this designation is the mixed-use building form that defines the Village. Active retail at the ground floor supports the vibrancy and livability of Horseshoe Bay. New buildings within lands designated:

Village Heart should be commercial and multifamily residential use with a: density of 1.75-2.0 FSR and a height of 3-4 storeys with commercial use at street level and residential above.



RECENTLY COMPLETED HORSESHOE BAY PARK REVITALIZATION



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